



Battle Creek Historic District Commission

Staff Report

Meeting: November 5, 2012

To: Historic District Commission

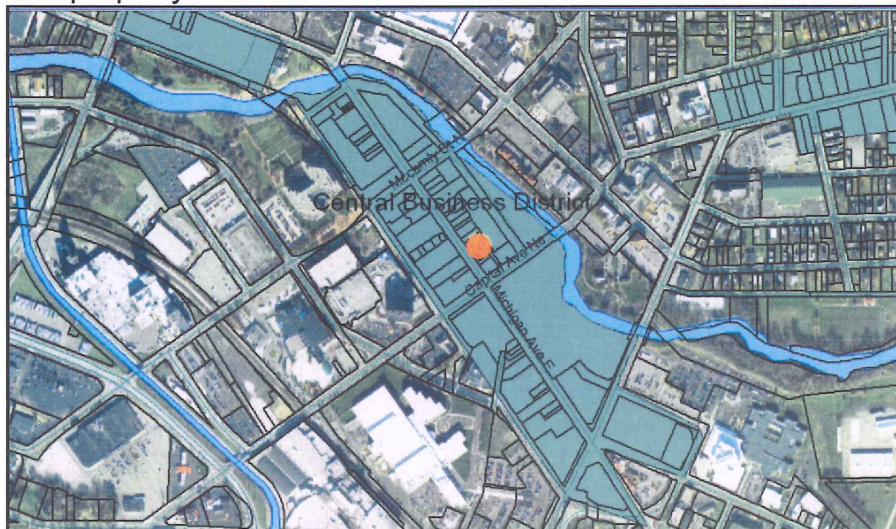
From: Glenn Perian, Senior Planner

Date: October 29, 2012

Subject: Guardian Finance and Advocacy Services has filed an application requesting a certificate of appropriateness to attach a sign to the rear of the building located at 18 W. Michigan Ave.

Site:

The property is located in the Local Central Business Historic District.



Summary of Request:

The Applicant is asking for a Determination of Appropriateness to attach a 16" x 22" sign to the north, or back parking lot entry point, to the building located at 18 W. Michigan Avenue. The Applicant has supplied a photo rendering of the location and what the proposed sign will look like once mounted to the building. The purpose of the sign is to better identify the location of the business in the building. In addition to the photo rendering, the building owner or his representative will be at the meeting to discuss the project.

Applicable HDC Guidelines and Analysis:

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) *The Commission shall also consider all of the following:*

- (1) *The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
 - (2) *The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
 - (3) *The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
 - (4) *Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) *The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) *Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** The use of the resource will remain commercial. The plan is to add a new attached a new sign to the north of the building to better identify the tenant.
- (b) *The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** We do not believe that any historical materials will be altered or destroyed during this project to add signage.
- (c) *All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** We do not think this requirement will be violated as it relates to this project. The sign is designed to identify the location of the tenant occupying space in the building.

- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** We believe that this standard will be met as described in the proposed work plan.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** We do not think this requirement will be violated as it relates to the project.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** We do not think this requirement is relevant to the project.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** Staff does not think this applies to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement. The proposed sign will simply identify a tenant in the building.
- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** We do not think the addition of the proposed signage will have an impact on the structure at 18 W. Michigan Avenue.

(Ord. 14-97. Passed 8-5-97.)

Recommendation:

Based on the attached work plan, the proposed work does not appear as though it will impact the historical or architectural value and significance of the resource or its relationship to the historic value of the surrounding area. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed garage at 9 Hazel Street, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.



HISTORIC DISTRICT COMMISSION
City of Battle Creek, Planning and Community Development Department
Commerce Pointe Bldg., 77 East Michigan Avenue, Ste. 204
Battle Creek, Michigan 49017
Phone: (269) 966-3320 Fax: (269) 966-3529

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

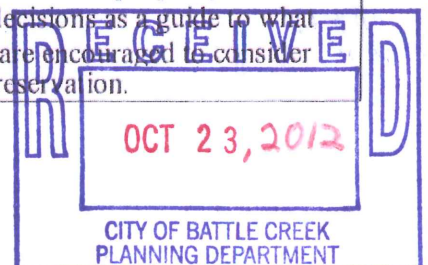
Guardian Finance and Advocacy Services
Date: 10/19/2012 Applicant/Contact Name: Monika Trahe
Phone #: 269.963.3253 ext 450 Property Owner: Capital Offices LLC
Property Address: 18 W. Michigan Avenue, Battle Creek, MI 49017
Address for Correspondence (If different from property address): 18 W. Michigan Avenue Suite 300
Applicants Role: Owner ☐ Architect ☐ Contractor ☐ Other: Tenant
HUD Funded: Yes ☐ No ☒ In a Historic District: Yes ☒ No ☐
On or before date of completion of proposed work, the building will have a code compliant smoke detector or fire alarm system? Yes ☐ No ☐ not applicable

DESCRIPTION OF PROJECT:

To secure a 16" x 22" aluminum pan with a 2" return to the North side exterior of the building (back parking lot entry). This will mark a more visible presence at this location.

Instructions:

- The Commission will not consider an application with inadequate or unclear information. Review your application with City staff in advance to be sure it is complete.
- The property owner or person authorized to act on the owner's behalf must attend the Historic District Commission (HDC) meeting when this application is considered. If an authorized representative will be attending a letter of authorization must be included with this application.
- Provide drawings that explain what is proposed. Elevations are required for all projects. Include plans, site plan, details, specifications, and product information as needed.
- ONE set of drawings on 8 1/2 x 11 paper is strongly recommended. This set will be copied and distributed in the HDC packets. For larger drawings, colored prints, or anything that cannot be copied by staff, submit 10 copies of each item.
- Indicate all dimensions. Drawings should be to scale.
- Submit one copy of the following photos: All four elevations of the building (straight on shots of all four sides of the building), a historical photo of the property (check the Willard Library 1940 picture file), and a street photo showing adjacent structures to the property.
- Provide specific information on all materials: Manufacture's names, illustrations, specifications, and samples. Material information should be submitted with this application. All samples (paint color chips, shingles, etc.) should be brought to the meeting.
- Indicate not only the immediate area of the work, but also how it relates to the building as a whole. Enlarged photocopies of photographs with the proposed changes drawn in may be helpful.
- For new construction, indicate both in plan and elevation how the project will relate to the surrounding streetscape.
- Proposed demolition should include estimates for the complete repair of the property.
- For smaller projects staff can provide information on previous HDC decisions as a guide to what may be acceptable. For complex projects such as additions, applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation.



Guardian Finance and Advocacy Services signage
North entry (back-parking lot) door
18 W. Michigan Avenue



16"x22" Aluminum Pan
w/2" return

78" from
ground



Fw: Guaridan's historic comm. application for bldg sign
Glenn F Perian to: Leona A Parrish, Christine M Hilton

10/23/2012 08:05 AM

Leona,

This came in on Friday for the HDC

Regards,

Glenn F. Perian
Senior Planner

Commerce Pointe Building
77 East Michigan Ave., Ste. 204
Battle Creek, MI 49017
ph. 269-966-3320

----- Forwarded by Glenn F Perian/BattleCreek on 10/23/2012 08:04 AM -----

From: MonikaTrahe@yourguardian.org
To: gfperian@battlecreekmi.gov,
Date: 10/19/2012 12:01 PM
Subject: Guaridan's historic comm. application for bldg sign

Hi Glen,

We got everything worked out concerning Guardian's application to the Historic Commission for approval of a building sign. Attached is the completed application and rendering of the proposed sign (showing the location and measurements on the building exterior).

If there is anything else you require at this time in order to be on the November agenda, please let me know. David Fortune, a representative from the company who owns the building, will be present at that meeting.

I will also begin working on the permit application so we can keep moving forward with this.

Thank you,
Monika

Monika Trahe
Director of Marketing and Fund Development
Guardian Finance and Advocacy Services
(269) 963.3253 ext. 450
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